



Millbarn 27-29
Clay Well | Golcar | Huddersfield | West Yorkshire | HD7 4JD

STEP INSIDE

Millbarn 27-29

Commanding breathtaking views across the Colne Valley, Millbarn is a remarkable Grade II Listed residence where character, scale and opportunity come together in an exceptional way. Offering ten bedrooms, extraordinary living spaces and an established home-and-income arrangement, this is a property that defies convention and presents an exciting opportunity to shape its next chapter.

The current owners have cleverly configured the accommodation to create a private three-bedroom family home within one wing, while successfully operating the remaining seven-bedroom accommodation as an established holiday let. This flexible arrangement presents an exciting opportunity for those seeking a substantial home with an existing income stream, yet the property could just as easily be enjoyed as one impressive family residence or adapted for multigenerational living. Further demonstrating its versatility, the ground floor of The Barn has previously been used as office space, comfortably accommodating a team of 12.

Rich in history, Millbarn has an interesting story of its own. The Barn was originally a single storey, pitched roof building known as 'The Industrial Unit', and over the years its use and character have evolved to form part of the distinctive home enjoyed today. The result is a highly individual residence where generous proportions, original character and a series of unexpected spaces reveal themselves throughout.

At the heart of the private residence is an impressive living room extending to approximately 31'9", providing a superb setting for family life and entertaining. A generous dining kitchen, measuring approximately 28'9" x 11'7", creates another wonderfully sociable space, complemented by a pantry and utility room, while an Aga and log-burning stove add warmth and character.

The adjoining wing, currently used as holiday accommodation, has its own external porch entrance and provides a further impressive kitchen alongside a substantial living and dining room.

Importantly, both parts of the property benefit from their own independent external access, allowing each to operate with a high degree of privacy. Internally, a single lockable connecting door separates the two, creating an exceptionally versatile arrangement. It allows the established home-and-income model to continue, lends itself naturally to multigenerational living, or can simply be opened to allow Millbarn to flow as one substantial family home.

Across the upper floors are ten bedrooms in total, supported by multiple bathrooms and additional sitting areas. Seven bedrooms currently serve the established holiday accommodation, with three retained for the owners' private use.

Perhaps one of Millbarn's most remarkable spaces is the magnificent games and hobby room on the uppermost floor. Measuring approximately 31'9" x 27'11", this vast and characterful room is currently enjoyed for recreation but offers exciting scope for a variety of uses. A creative studio, substantial home office, cinema or wellness space are just some of the possibilities, or it could simply continue as an extraordinary family games room.

Further demonstrating the remarkable versatility of Millbarn, the current owners have previously used the ground floor of The Barn as office accommodation for a team of 12. This successful former use provides yet another example of the flexibility offered by the property's exceptional scale and adaptable accommodation.

At basement level, a substantial workshop and separate cellar provide valuable additional storage and workspace.









An Established Home & Income Opportunity

The established holiday accommodation brings an additional and particularly appealing dimension to Millbarn, offering the opportunity to combine an exceptional home with an existing income stream. The vendors advise that the accommodation generated gross income of approximately £47,000 and £49,000 respectively over the previous two years, achieved despite availability being intentionally restricted to suit their preferred work-life balance.

With bookings currently offered for only part of the year, there may be scope for a purchaser wishing to continue the holiday accommodation to further develop its income potential through increased availability. This provides an exciting opportunity to build upon an already established offering, subject of course to all relevant permissions and regulatory requirements.

For a purchaser wishing to continue the existing operation, the vendors are willing to assist with a smooth transition. Subject to separate agreement, this could include furnishings and linen, together with existing photography and marketing materials, operational knowledge and assistance with future bookings.









STEP OUTSIDE

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Gardens & Grounds

Outside, the gardens are retained for the private enjoyment of the main residence, creating a peaceful and secluded setting from which to appreciate Millbarn's elevated position and wonderful far-reaching views across Golcar and the surrounding Colne Valley.

Thoughtfully arranged for both relaxation and entertaining, the grounds also incorporate a productive garden where the current owners grow a variety of fruit and vegetables, bringing an appealing element of self-sufficiency to everyday life.

A dedicated outdoor kitchen creates a wonderful setting for summer dining and entertaining, with the sweeping valley landscape providing an impressive backdrop. Ample off-road parking for up to seven vehicles further enhances the practicality of a home of this scale, while also providing valuable capacity for those wishing to continue the existing holiday accommodation.

A Home With Remarkable Possibilities

For its next owner, the possibilities are considerable. Millbarn could become one magnificent ten-bedroom family home, continue as an established home-and-income opportunity, provide an exceptional solution for multigenerational living, or offer a carefully considered combination of all three.

Characterful, substantial and wonderfully individual, with breathtaking views stretching across the Colne Valley, this is a home capable of evolving around the people who live within it.

What makes Millbarn particularly special, however, is not simply its scale. It is the freedom that scale provides. Ample space for family to come together, space for different generations to live independently, the opportunity to work or create from home, and the potential to generate an established income alongside everyday life.

Few properties offer that degree of flexibility within one remarkable home. Millbarn does, and there lies its greatest appeal.





LOCATION

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Perfectly positioned to enjoy the best of the Colne Valley, Millbarn combines breathtaking countryside views with excellent access to village amenities and transport connections.

Golcar itself is a characterful hillside village with a strong sense of community, offering local shops, pubs and schooling, with beautiful countryside quite literally on the doorstep.

Nearby Slaithwaite is one of the Colne Valley's most sought-after villages, known for its thriving independent scene, with artisan cafés, bakeries, restaurants, bars and individual shops centred around the Huddersfield Narrow Canal. The canal towpath provides beautiful waterside walks and cycle routes through the valley, including the picturesque route connecting Slaithwaite with neighbouring Marsden.

Despite its wonderfully elevated setting, Millbarn remains well placed for wider connections. Huddersfield town centre is readily accessible, while the M62 provides convenient links across West Yorkshire and towards the commercial centres of Leeds and Manchester. Rail services from the Colne Valley and Huddersfield further enhance connectivity, making Millbarn particularly appealing to those seeking space, character and a more rural way of life without feeling disconnected from the wider region.





INFORMATION

Services & Information

Tenure: Freehold
 Listing: Grade II Listed
 Council Tax Band: F
 EPC: Exempt

The property is held on one registered title and comprises the whole building together with its associated land and garden.

Services & Heating

Gas: Mains supply
 Electricity: Mains supply, currently operating via a single electricity connection
 Drainage: Mains drainage
 Heating & Hot Water: The property benefits from two separate gas boilers, independently serving the respective areas of accommodation with heating and hot water. Within The Barn kitchen, warmth is provided by the Aga and log-burning stove rather than a conventional radiator, although a radiator could be installed if desired.



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